



NEW PRICE! INQUIRE WITH BROKERS

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PROPERTY FOR SALE/LEASE

- 2 acres
- Available Immediately
- Property Owner operates the existing Sunoco with no lease
- Sunoco has a 4,500 SF convenience store with 8 MPDs and a car wash
- Frederick County B-3 Zoning
- Located on Valley Pike/Route 11 (15,611 VPD) 1.2 miles from I-81 (58,000 VPD)

JASON FLIPPO

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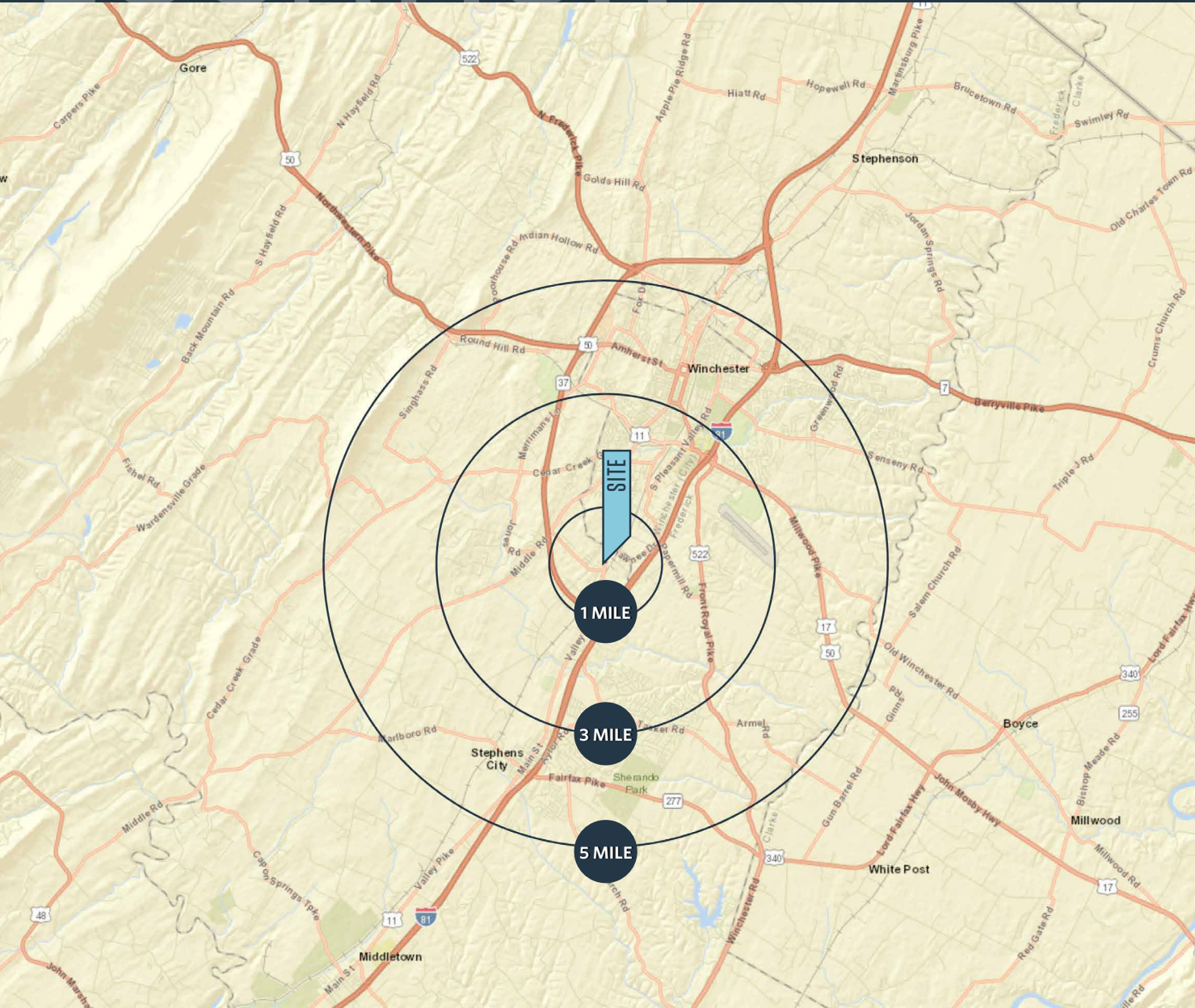
PHIL RUXTON

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LOCATION

3323 VALLEY PIKE

WINCHESTER, VA 22601



PROPERTY HIGHLIGHTS:

- 2 acres
- Existing Sunoco with 8 MPDs
- 4,500 SF convenience store and car wash

DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	2,547	26,515	71,231
Daytime Population	4,072	42,632	64,595
Households	1,082	10,016	26,911
Average HH Income	\$84,332	\$87,977	\$86,831

TRAFFIC COUNTS | 2018:

Valley Pike/Route 11	15,611 VPD
I-81	58,000 VPD

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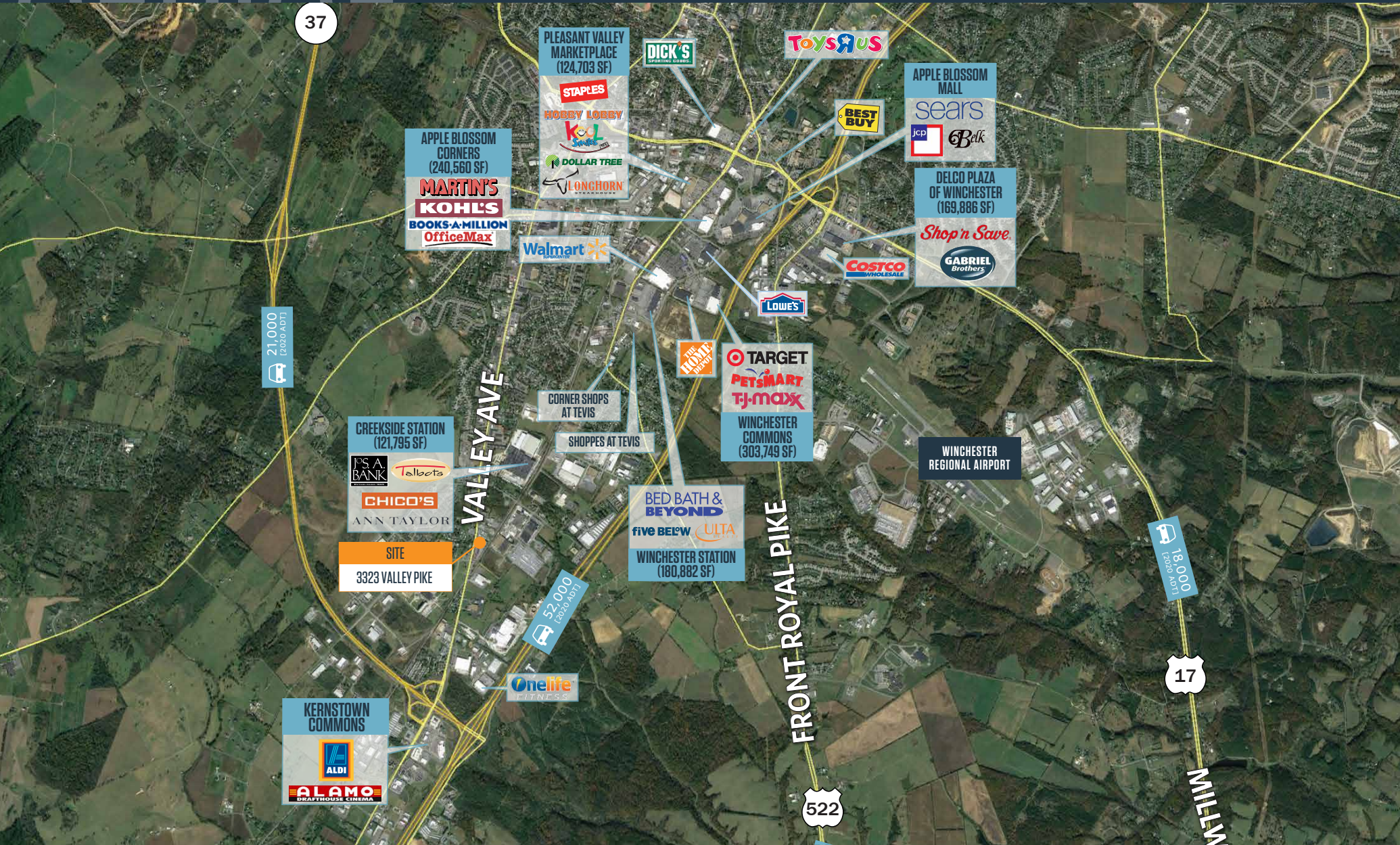
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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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